

SCHEDULE A-4

Permit Application

I / We hereby apply under Part 14 of the *Local Government Act* for a;

☒ Development Variance Permit

☐ Temporary Use Permit

☐ Development Permit

An Application Fee in the amount of \$ 350⁰⁰ as stipulated in FVRD Application Fees Bylaw No. 1231, 2013 must be paid upon submission of this application.

Civic Address 216B LAKESHORE DRIVE CULTUS LAKE PID N/A

Legal Description ← N/A →
Lot _____ Block _____ Section _____ Township _____ Range _____ Plan _____

The property described above is the subject of this application and is referred to herein as the 'subject property.' This application is made with my full knowledge and consent. I declare that the information submitted in support of the application is true and correct in all respects.

Owner's
Declaration

Name of Owner (print) <u>Graham Williams</u>	Signature of Owner <u>[Signature]</u>	Date <u>DEC/18/2019</u>
Name of Owner (print)	Signature of Owner	Date

Owner's
Contact
Information

Address <u>216B LAKESHORE DRIVE</u>	City <u>CULTUS LAKE</u>
Phone _____	Cell _____ Fax <u>_____</u>

Office Use Only	Date <u>Dec. 18, 2019</u>	File No.
	Received By <u>JM</u>	Folio No.
	Receipt No. <u>10264/1</u>	Fees Paid: \$ <u>350</u>

Agent

I hereby give permission to _____ to act as my/our agent in all matters relating to this application.

Only complete this section if the applicant is NOT the owner.

Signature of Owner	Date
Signature of Owner	Date

Agent's contact information and declaration

Name of Agent		Company
Address		City
Email		Postal Code
Phone	Cell	Fax

I declare that the information submitted in support of this application is true and correct in all respects.

Signature of Agent	Date
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Development Details

Property Size _____ Present Zoning R4.

Existing Use VACANT LOT

Proposed Development SFD.

Proposed Variation / Supplement REDUCE INTERIOR SET BACK.
-FROM 1.2m to 0.6m (TO CONFIRM)

(use separate sheet if necessary)

Reasons in Support of Application Provide on site parking
- Design a home that allows existing parking on lakeshore drive to remain.

Provincial Requirements

(This is not an exhaustive list; other provincial regulations will apply)

Riparian Areas Regulation

Please indicate whether the development proposal involves residential, commercial, or including vegetation removal or alteration; soil disturbance; construction of buildings and structures; creation of impervious or semi-pervious surfaces; trails, roads, docks, wharves, bridges and, infrastructure and works of any kind – within:

yes

☐

no

☒

30 metres of the high water mark of any water body

yes

☐

no

☒

a ravine or within 30 metres of the top of a ravine bank

“Water body” includes; 1) a watercourse, whether it usually contains water or not; 2) a pond, lake, river, creek, or brook; 3) a ditch, spring, or wetland that is connected by surface flow to 1 or 2 above.

Under the *Riparian Areas Regulation* and the *Fish Protection Act*, a riparian area assessment report may be required before this application can be approved.

Contaminated Sites Profile

Pursuant to the *Environmental Management Act*, an applicant is required to submit a completed “Site Profile” for properties that are or were used for purposes indicated in Schedule 2 of the *Contaminated Sites Regulations*. Please indicate if:

yes

☐

no

☒

the property has been used for commercial or industrial purposes.

If you responded ‘yes,’ you may be required to submit a Site Profile. Please contact FVRD Planning or the Ministry of Environment for further information.

Archaeological Resources

Are there archaeological sites or resources on the subject property?

yes

☐

no

☒

I don't know

☐

If you responded ‘yes’ or ‘I don’t know’ you may be advised to contact the Archaeology Branch of the Ministry of Tourism, Sport and the Arts for further information.

Required Information

When providing Application Forms to the applicant, Regional District staff shall indicate which of the following attachments are required for this application. **Additional information may also be required at a later date.**

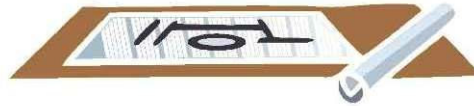
	Required	Received	Details
Location Map			Showing the parcel (s) to which this application pertains and uses on adjacent parcels
Site Plan			Reduced sets of metric plans
At a scale of: 1: _____			North arrow and scale
			Dimensions of property lines, rights-of-ways, easements
			Location and dimensions of existing buildings & setbacks to lot lines, rights-of-ways, easements
			Location and dimensions of proposed buildings & setbacks to lot lines, rights-of-ways, easements
			Location of all water features, including streams, wetlands, ponds, ditches, lakes on or adjacent to the property
			Location of all existing & proposed water lines, wells, septic fields, sanitary sewer & storm drain, including sizes
			Location, numbering & dimensions of all vehicle and bicycle parking, disabled persons' parking, vehicle stops & loading
			Natural & finished grades of site, at buildings & retaining walls
			Location of existing & proposed access, pathways
			Above ground services, equipment and exterior lighting details
			Location & dimensions of free-standing signs
			Storm water management infrastructure and impermeable surfaces
			Other:
Floor Plans			Uses of spaces & building dimensions
			Other:
Landscape Plan			Location, quantity, size & species of existing & proposed plants, trees & turf
Same scale as site plan			Contour information (_____ metre contour intervals)
			Major topographical features (water course, rocks, etc.)
			All screening, paving, retaining walls & other details
			Traffic circulation (pedestrian, automobile, etc.)
			Other:
Reports			Geotechnical Report
			Environmental Assessment
			Archaeological Assessment
			Other:

The personal information on this form is being collected in accordance with Section 26 of the *Freedom of Information and Protection of Privacy Act, RSBC 1996 Ch. 165* and the *Local Government Act, RSBC 2015 Ch. 1*. It will only be collected, used and disclosed for the purpose of administering matters with respect to **planning**, **land use management** and related **services delivered**, or proposed to be delivered, by the FVRD. Questions about the use of personal information and the protection of privacy may be directed to the FVRD Privacy Officer at 45950 Cheam Avenue, Chilliwack, BC V2P 1N6, Tel: 1-800-528-0061 FOI@fvr.ca.

APPENDIX B – SITE PLAN

JCR Design Ltd.

A Building Design Company
Est. 2003



512 - 45715 Hocking Ave, Chilliwack, B.C. V2P 6Z6

Ph: 604 402 0031 Email: office@jcrdesign.ca

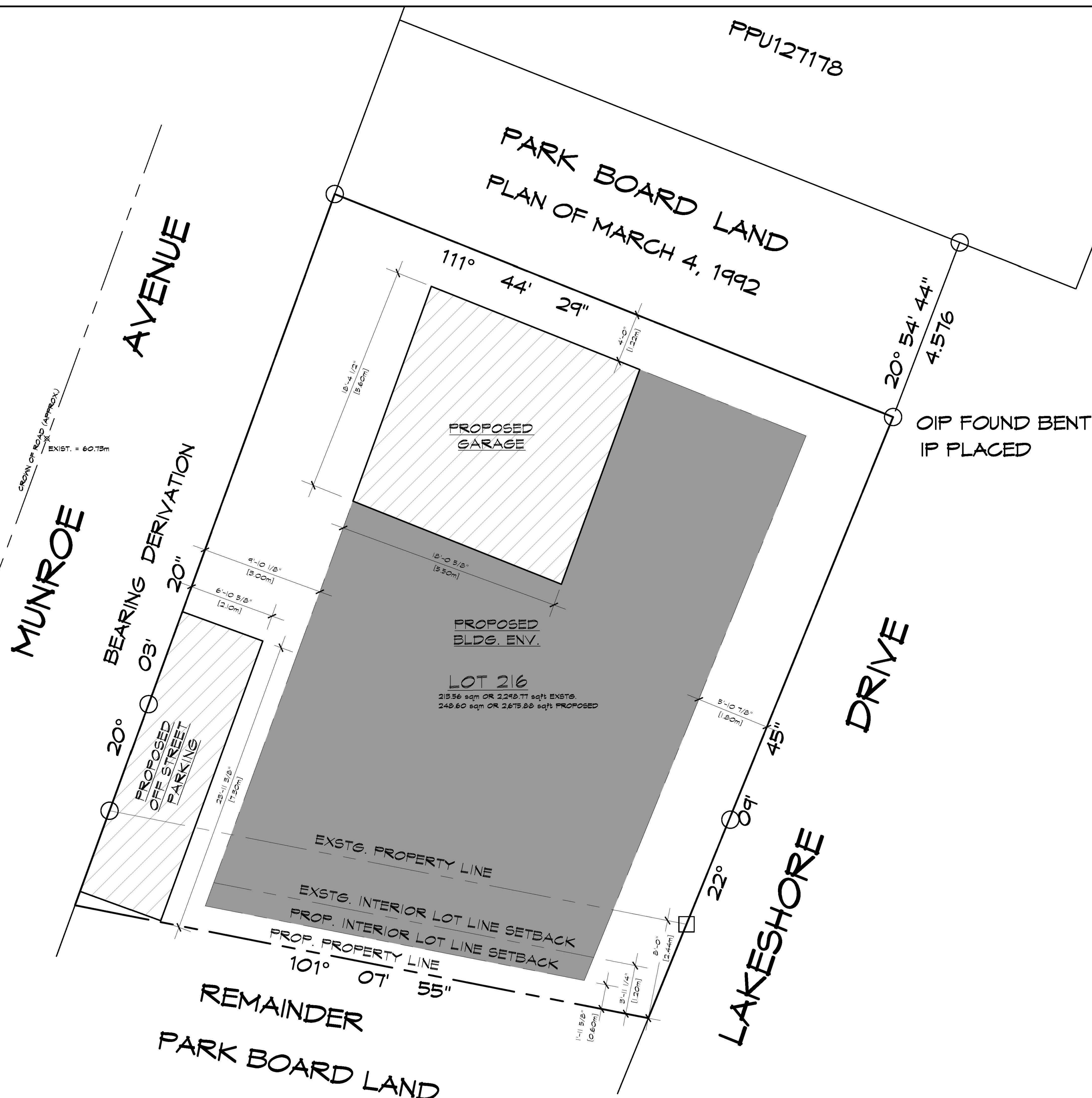
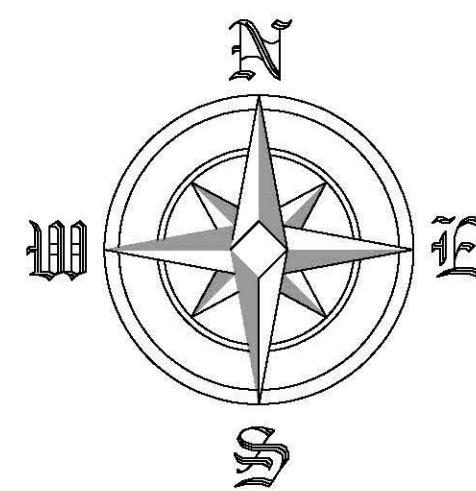
To whom it may concern;

Attached is a site plan drawing representing a proposed boundary adjustment and setback variances.

- We are proposing an 8-foot expansion of the lot to the south.
- We are proposing a reduced interior lot line setback on the south property line from 1.2m to 0.60m.
- We are proposing a reduction in the eaves, gutters and sunlight control interior lot line setback on the south side of the lot from 1.05m to 0m

The site plan is a visual representation of these variances. If you have any comments or questions, please contact us.

Regards,
Jesse Rayner
Owner
JCR Design Ltd.



LEGAL DESCRIPTION

CIVIC ADDRESS

216 LAKESHORE DRIVE CULTUS LAKE, B.C.

SITE RECONCILIATION

SITE AREA : 215.56 sqm OR 2292.71 sqft EXSTG.
248.60 sqm OR 2675.88 sqft PROP.

ZONING : R4

F&R : N/A

SETBACKS : REAR : 1.20m OR 5.91' PROPOSED
FRONT : 3.00 OR 9.84' PROPOSED
R.SIDE : 0.60m OR 1.97' PROPOSED
L.SIDE : 1.20m OR 3.94' PROPOSED

PROPOSAL DESCRIPTION

- 8-foot expansion of the lot to the south.
- reduced interior lot line setback on the south property line from 1.2m to 0.60m.
- reduction in the eaves, gutters and sunlight control interior lot line setback on the south side of the lot from 1.20m to 0m

JCR Design Ltd.



No. Revision/Issue Date
1 ISSUED FOR REVIEW 11-01-20

512 - 45715 HOCKING AVE
CHILLIWACK, B.C.
V2P 6Z6
Phone: 604-858-0031
info@jcrdesign.ca

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Project Name and Address

WILLIAMS CUSTOM
216 LAKESHORE DRIVE
CULTUS LAKE, B.C.

Drawing Title

SITE PLAN &
NOTES

Drawn J. RAYNER

PROJECT 20012

CHECKED

Date 11 JAN, 2020

Scale 1/4" = 1'-0"

Sheet

A11